



5 Coolehill Park, Newtownabbey, BT36 5AA

- Immaculately Presented Semi D
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; White Suite
- Fully Enclosed, Private Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £129,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with matching PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 15'8" x 10'11"

Contemporary, wall mounted gas fire. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 20'6" x 9'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting, Corian style work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, Bosch, induction hob with extractor hood over. Integrated, Samsung oven. Integrated microwave and dishwasher. Space for American style fridge freezer. Splashback tiling to walls. Wood laminate floor covering. Access to utility store with plumbing for automatic washing machine and wood laminate floor covering. Access to separate store with gas fired central heating boiler and wood laminate floor covering. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 13'7" x 8'6"**

Wood laminate floor covering. Elevated rural views towards Cave Hill.

### **BEDROOM 2 13'8" x 12'5" (wps)**

Wood laminate floor covering.

### **BEDROOM 3 14'9" x 9'0"**

Wood laminate floor covering. Elevated rural views towards Cave Hill.

### **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Half tiling to walls. Chrome towel radiator. Illuminated mirror over sink.

### **EXTERNAL**

Front and side garden finished in lawn.  
Entrance canopy.  
PVC soffits, fascia and rainwater goods.  
Fully enclosed, low maintenance, paved rear garden.  
Raised rockery with range of plants, trees and shrubbery.  
LPG gas tank.  
Outside tap.  
External lighting.  
External power points.

### **IMPORTANT NOTE TO ALL POTENTIAL**



## PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Immaculately presented, spacious, semi detached home, conveniently situated off Carnmoney Road, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.**

**Externally, the property enjoys fully enclosed, low maintenance, private rear garden.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	<b>53</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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